

Total area: approx. 94.7 sq. metres (1019.9 sq. feet)

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Plan produced using PlanUp.



26 Chatcombe, Yate, South Gloucestershire BS37 4JD

This beautiful three bedroom end of terrace property offers spacious accommodation and has been in the same family for 27 years, during which time it has been updated and well looked after. The accommodation comprises of a modern kitchen/diner with access straight into a beautiful conservatory which has French doors leading to the rear garden and a side door leading to the driveway and garage. The living room is located to the front and accessed from the spacious hallway. On the first floor you will find a modern family bathroom and 3 good size bedrooms. Outside the property offers an up together and low maintenance rear garden with a nice private feel. In addition there is a single garage and parking next to the property. Conveniently located within walking distance to the sought after Yate International Secondary School, Westerleigh Common, Kingsgate Park and Yate Shopping Centre. The property is Leasehold with circa 950 years remaining on the Lease, a nominal peppercorn rent may apply annually.

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus a Waitrose store which has been built in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

Property Highlights, Accommodation & Services

- Three Bedroom End Terrace Home
- Beautifully Presented and Well Kept Property
- Sizeable Conservatory With French Doors To Rear
- Kitchen/Diner Plus Good Size Lounge
- Modern Kitchen With Integrated Appliances
- Modern Bathroom With Bath
- Single Garage With Parking
- Enclosed, Low Maintenance Rear Garden and Side Access
- Close To Good Local Primary and Secondary Schools
- Council Tax Band - C - South Gloucestershire Council

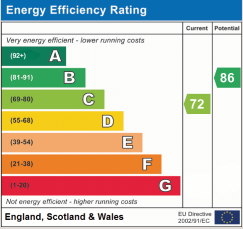
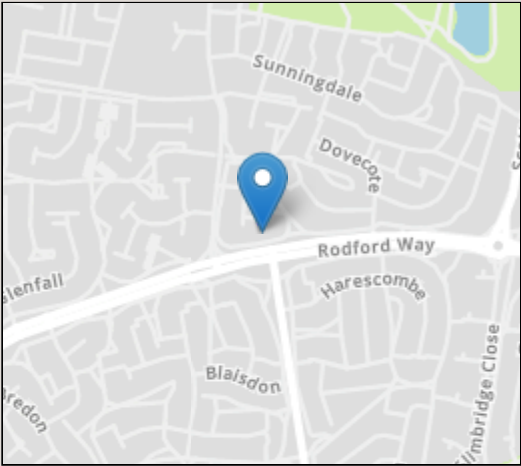
Directions

Leave Yate Town Centre and turn onto Sundridge Park (near Lidl). Continue straight over both mini-roundabouts and just before the end turn left into Chatcombe - which is the last turning. From here, turn right and follow the road round to the left where no. 26 is found on the right hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

Tenure - Leasehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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